

BK 3268 PG 316
Know all Men by these Presents

38-2-35 ✓
37-99

That GLENN DUSTY and PATRICIA DUSTY, both of Waterville, County of Kennebec and State of Maine,

029537

in consideration of ONE DOLLAR (\$1.00) and other valuable consideration

paid by MICHAEL BOUCHER of Waterville, County of Kennebec and State of Maine,

TRANSFER
TAX
PAID

the receipt whereof we do hereby acknowledge, do hereby

give, grant, bargain, sell and convey unto the said MICHAEL BOUCHER

his

heirs and assigns forever,

a certain lot or parcel of land with buildings thereon situated on Rideout Street in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Being lots numbered three hundred seventy-four (374), three hundred seventy-five (375) and three hundred seventy-six (376) as shown and depicted on a plan of lots at Nelson Heights Annex belonging to A.F. Hutchinson Land Co., Inc., said plan made by Ernest W. Branch, Surveyor, dated June 8, 1921 and recorded in the Kennebec Registry of Deeds, to which plan reference is hereby made, said lots being part of lots described in deeds from Philomene Giroux to Charles Hughes Hanson, one dated November 24, 1930 and recorded in the Kennebec Registry of Deeds in Book 764, Page 366, and the other dated July 28, 1934 and recorded in said Registry in Book 698, Page 541. The above described lots are conveyed, however, subject to pole rights, etc., of the Central Maine Power Company as described in a Deed dated May 27, 1936 and recorded in said Registry in Book 719, Page 455, to which deed reference is hereby made.

Also another certain lot or parcel of land with any buildings thereon situated in said Waterville and bounded and described as follows, to wit:

Beginning at an iron pin set in the ground in the westerly line of said Rideout Street, at the south-easterly corner of lot number three hundred seventy-three (373) as shown and depicted on the above-mentioned plan of lots of Nelson Heights Annex; thence running easterly along the southerly dead-end line of said Rideout Street and the southerly line of the above-mentioned lot number three hundred seventy-four (374), one hundred fifty feet (150') more or less, to the southeasterly corner of said lot number three hundred seventy-four (374); thence turning at a right angle and running southerly a distance of ten feet (10') more or less, to the northerly line of land now or formerly of one Grivois; thence turning at a right angle and running westerly along the northerly line of land now or formerly of one Grivois a distance of one hundred fifty feet (150') more or less, to an iron pin; thence turning at a right angle and running northerly along the westerly line of said Rideout Street extended a distance of ten feet (10') more or less, to the iron pin at the point of beginning.

Together with a certain right of way over land of the Grantors herein, situated on Rideout Street in Waterville, County of Kennebec and State of Maine, to allow the Grantees to extend Rideout Street across land of Grantors herein pursuant to the Camille Paquet Subdivision Plan approved by the City of Waterville dated April 27, 1987, which plan is to be recorded in the Kennebec County Registry of Deeds. For a more particular description of the right of way, reference should be made to a Warranty Deed from Simon and Jeanne Grivois to Camille and Shirley Paquet dated August 8, 1987, and recorded in the Kennebec County Registry in Book 3223, Page 346.

Meaning and intending to hereby convey the same premises conveyed to the within Grantors by Warranty Deed of Camille W. Paquet and Shirley Paquet, dated October 11, 1986, and recorded in Book 3040, Page 194 of the Kennebec County Registry of Deeds. Reference is also made to a corrective deed from Camille W. Paquet and Shirley Paquet to the within Grantors to be recorded simultaneously with this document at the Registry of Deeds.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said MICHAEL BOUCHER

3749

his heirs and assigns, to his and their use and behoof forever.

And We do COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances:

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, GLENN DUSTY and PATRICIA DUSTY,

joining in this deed as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 18th day of November in the year of our Lord one thousand nine hundred and eighty-seven.

Signed, Sealed and Delivered

in presence of

Tobi L. Schneider
to both

GLENN DUSTY
PATRICIA DUSTY

State of Maine,
KENNEBEC

} ss.

November 18 1987

Personally appeared the above named
GLENN DUSTY and PATRICIA DUSTY

and acknowledged the above
instrument to be their free act and deed.

Before me,

Tobi L. Schneider
Justice of the Peace.
Notary Public Attorney at Law

RECEIVED KENNEBEC SS.

1987 NOV 19 AM 9:00

RECORDED FROM ORIGINAL